



**Dulles East Development
Area: Next Steps
Discussion Item
Town Council Work Session**

**January 6, 2009
Updated February 2, 2010**





Timeline, APR Nominations west of Herndon

Oct. 2008 – present Fairfax County North County Area Plans Review . . .
*(meetings, letters, studies, presentations, interjurisdictional coordination,
traffic impact review, Task Force coordination, more)*

RECENT ACTIVITIES:

October 21, 2009 TC review of traffic impact

October 27, 2009 Letter from Town to Fairfax County about traffic impact

December 14, 2009 Last Fairfax County Task Force meeting with
recommendation

December 18, 2009 Interjurisdictional Coordinating Committee meeting

Continued. . .





Timeline, APR Nominations west of Herndon

UPCOMING:

- | | |
|--------------------|--|
| February 16, 2010 | Presentation of Fairfax County task force recommendation and Fairfax County staff recommendation to Herndon Town Council |
| February 23, 2010 | Opportunity for Town Council to take position for Fairfax County Planning Commission and Board of Supervisors |
| February 24, 2010 | Possible Fairfax County Planning Commission public hearing |
| March 3 or 4, 2010 | Possible Fairfax County Planning Commission action |
| March 23, 2010 | Possible Fairfax County Board of Supervisors public hearing and decision |





Pending Efforts

Interjurisdictional Process

More Efforts





For Today's Consideration

- **Whether or not to schedule a resolution on 2/23/10 to express town's position for Fairfax County Planning Commission and Board of Supervisors**
- **Opportunity for background review and questions; prepare for presentation on February 16, 2010 by Fairfax County staff about Task Force recommendation and staff recommendation**
- **Guide Town staff about contents of resolution if scheduled for 2/23/10 and transmittal letter with the Mayor's signature**





Action Schedule

- Town Council choices for action after today:
 - Recognize Task Force efforts and sensitivity to Herndon via resolution, and

Support Task Force recommendation to FC Planning Commission via resolution on **2/23/10**

OR

Express Town's position for FC Planning Commission via resolution on **2/23/10**

OR

Express Town's position for BOS via resolution on **3/9/10**

- Fairfax County Planning Commission public hearing 2/25/10
- Fairfax County Board of Supervisors action anticipated by 3/23/10



Proposed Developments to the right of the dotted line would be supported (at a somewhat reduced density) by proposed Fairfax County Plan text





Proposed Plan Text

Possible Effects on Herndon

Advantages

More convenient drop off area at R. 28 metro station; integrated with TOD at CIT

Overall reduced density than proposed, but greater than currently adopted

More structured plan text to address TOD

Better coordination with trails, pedestrian access

Herndon's transportation challenges are on the regional radar

Disadvantages

Transportation impact uncertain; intersections not studied at reduced density

Very high reliance on transportation demand management

fire response somewhat substandard (as today – no ladder truck in town)

Solution for active recreation is vague

All transportation access could be through Herndon or Loudoun County





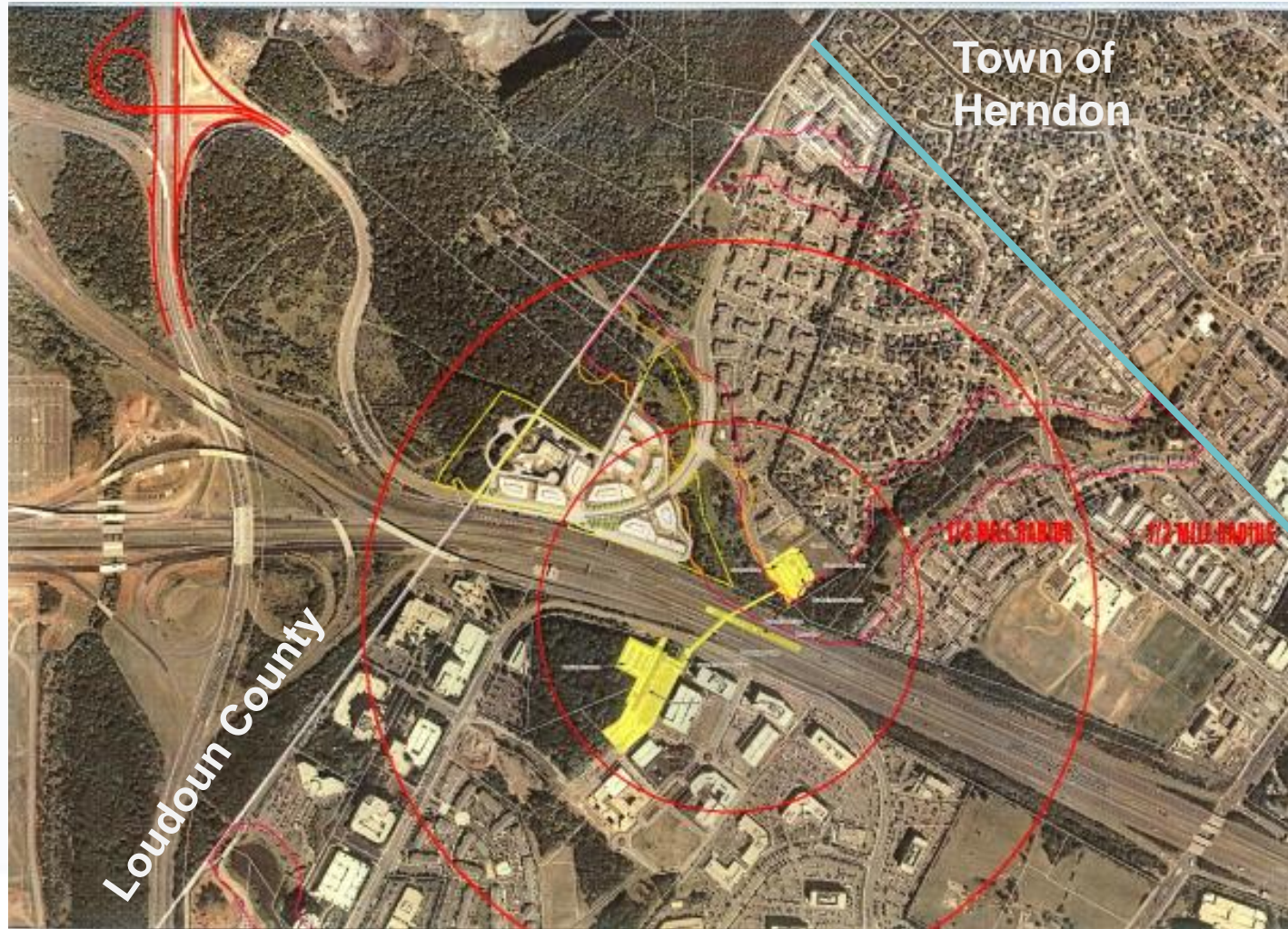
Fairfax County

CURRENT POLICY





Planned Route 28
Metro Rail Stop
with
 $\frac{1}{4}$ mile radius
and
 $\frac{1}{2}$ mile radius





Part of Fairfax County Comprehensive Plan Policy

This "Dulles Transition Area" should achieve the following:

- Protect the integrity of nearby residential communities that make up Greater Herndon;
- Provide an effective transition to the Greater Herndon community, the Loudoun Urban Center and the CIT, avoiding a disparate and abrupt patchwork development on isolated parcels;
- Create a transition area that is both stable and cohesive; and
- Transportation improvements for all land units in this area should be provided as shown on Figures 34 and 35.

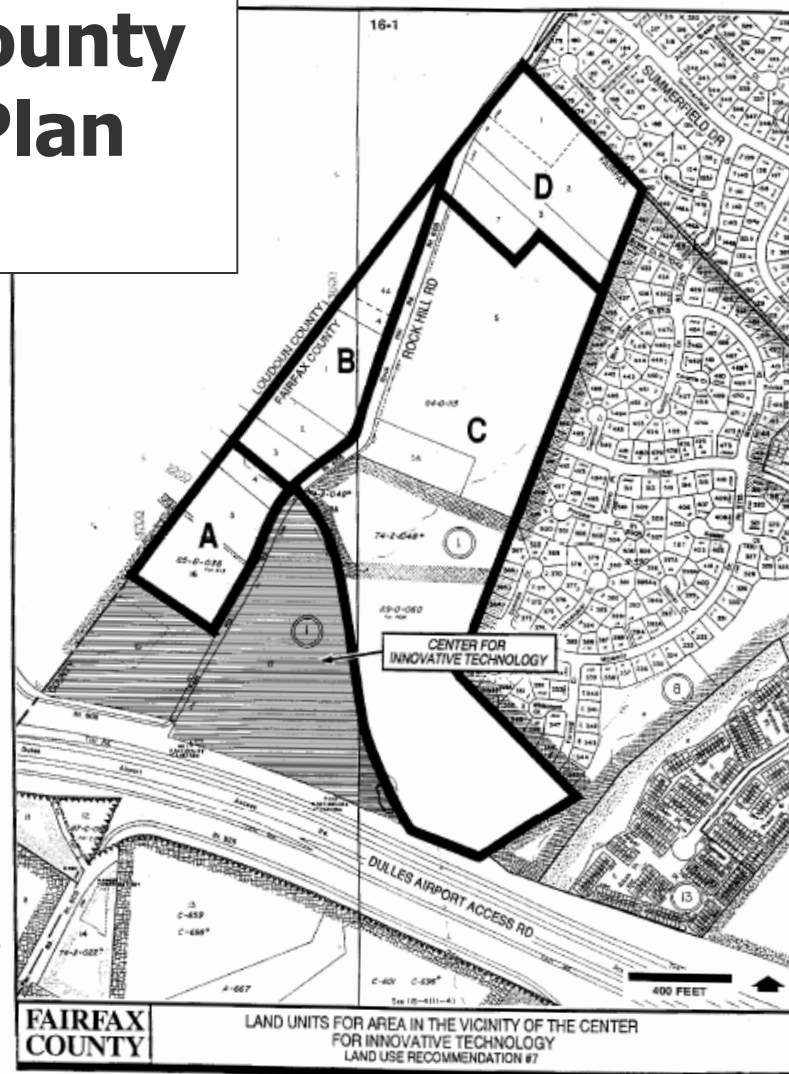
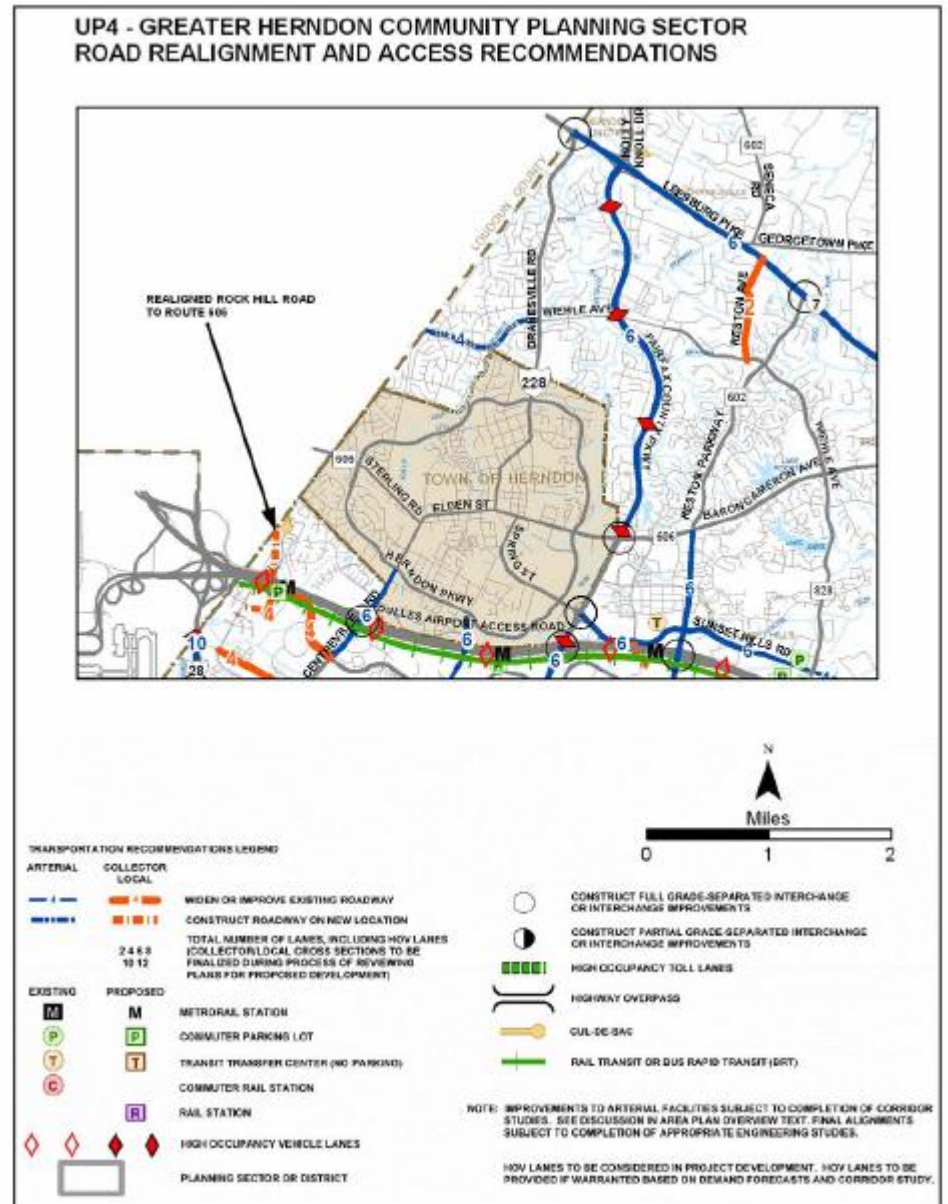




Figure 34, Transportation Recommendations

FAIRFAX COUNTY
COMPREHENSIVE PLAN,
2007 Edition AREA III Upper
Potomac Planning District,
Amended through 7-13-2009
UP4-Greater Herndon
Community Planning Sector





Fairfax County Guidelines for Transit-Oriented Development

- 1. Transit Proximity and Station Area Boundaries**
- 2. Station-specific Flexibility**
- 3. Pedestrian and Bicycle Access**
- 4. Mix of Land Uses**
- 5. Housing Affordability**
- 6. Urban Design**
- 7. Street Design**
- 8. Parking**
- 9. Transportation and Traffic**
- 10. Vision for the Community**
- 11. Regional Framework**
- 12. Environmental Considerations**
- 13. Economic Benefits**
- 14. Open Space**
- 15. Public Facilities and Infrastructure:**
- 16. Phasing of Development**





Town of Herndon

EVALUATION





Town staff comments on APR land use

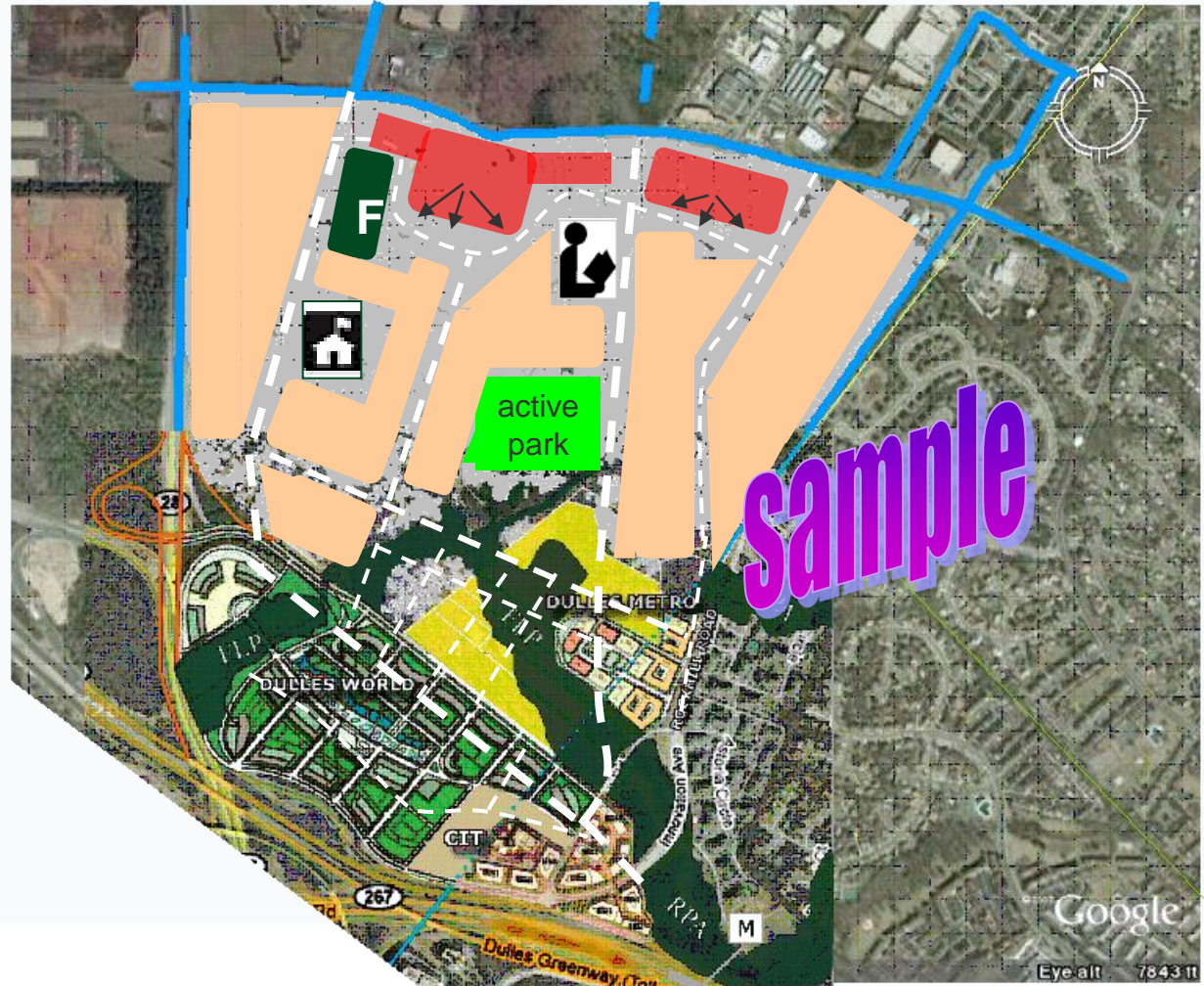
- **Need specific area plan for area bounded by R. 28, R. 606, DTR, and town boundary**
 - **Transportation**
 - **Distribution of land use and density**
 - **Location of parks, fire station, other facilities**
 - **Location of consumer services (food stores, service stations, medical services, etc.)**
- **Support transit oriented development that meets Fairfax County guidelines**





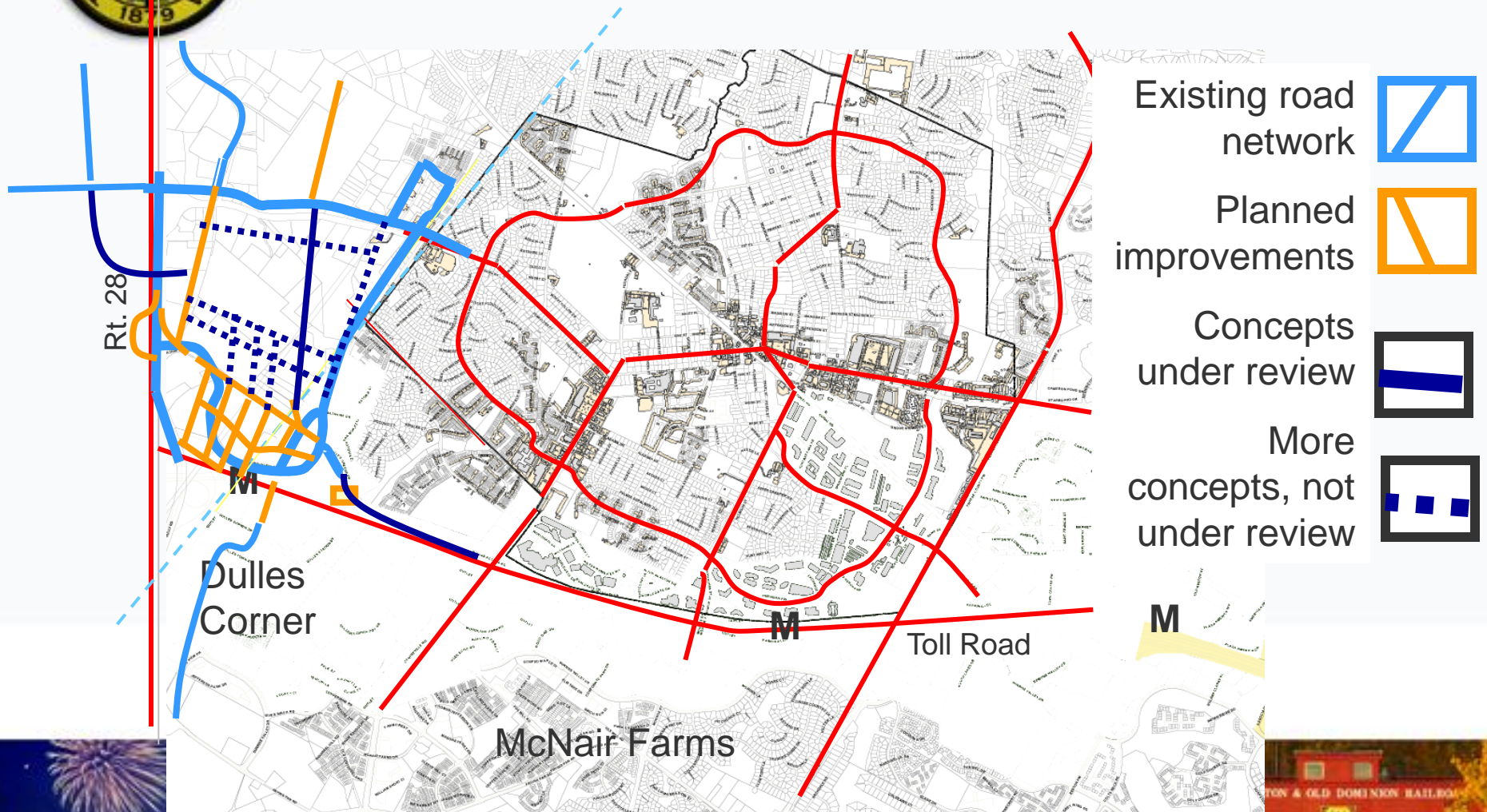
Need specific area plan for area bounded by R. 28, R. 606, DTR, and town boundary

- Transportation
- Distribution of land use and density
- Location of parks, fire station, other facilities
- Location of consumer services (food stores, service stations, medical services, etc.)





ANOTHER STEP: Traffic Solutions -- Dispersion, alternative routes along with future transit service





Dulles East Development Areas

Major concerns include the impact of these developments on:

- **Transportation – highways, streets, transit feeder service to Metrorail**

(VDOT's new regional review applies)

- **Public Safety – Fire and Police**
- **Parks and Recreation**





Future Regional Traffic Impact on Herndon





Plan Amendment Nominations

SPECIFIC PROPOSALS



COMPARISON OF LAND USE INTENSITY FOR DEVELOPMENT PROPOSALS

		08-III-7UP/ portion, Dulles World Center	08-III-11UP/ CIT	08-III-12UP/ Dulles Metro
Adopted (Fairfax County)	uses	Office, R&D, hotel with ground floor retail	Institutional uses, option for mixed uses	Office, R&D, hotel, community serving retail
	floor area ratio	0.5 (higher with conditions)	1.0	0.5 (higher with conditions)
Proposed by nominators	uses	option for office, retail	Mixed uses	Transit oriented development
	floor area ratio	Option for 2.0 with conditions	2.17	2.0
	floor area	2.7 million square feet office + retail, hotel, dwellings	2.4 million square feet	2.4 million square feet
Possible intensity per plan amendment recommended by FCDPZ staff	floor area ratio	1.6	1.6 (approx. half of development +/-)	1.6
			2.8 (approx. half of development +/-)	



Proposed Developments Spanning Fairfax/ Loudoun Border

HERNDON →





Dulles East Development Areas

Fairfax County North County APR:

- **1. CIT –Comprehensive Plan amendment nomination**
- **2. Dulles Metro LLC - Comprehensive Plan amendment nomination**
- **3. A portion of Dulles World Center**





Fairfax County -Innovation Center plan nomination on 25.49 acres:

- **Total FAR of 2.17 - existing Comp. Plan supports FAR of 1.0**
- **2.4 million sf total development**
- **Over 5,000 parking spaces provided**
- **3.6 acres of RPA and wetlands preserved**





Fairfax County -Innovation Center plan nomination on 25.49 acres:

CONCEPTUAL PROGRAM INCLUDES:

- **6 Office buildings, 5-11 stories and a total of 1,087,000 sf office use**
- **1 Hotel, 13 stories, 150,000 sf**
- **Retail – 40,000 sf**
- **4 residential buildings, 14 stories, 1,000,000 sf/1,000 units**





Fairfax County - Dulles Metro LLC plan nomination on 22 acres:

CONCEPTUAL PROGRAM INCLUDES:

- **2.0 FAR with 1.9 M sf total**
- **800 units of residential/1,000,000 sf**
- **Office at 1,200,000 sf**
- **Hotel at 150,000 sf**
- **Retail at 40,000 sf**
- **3.6 acres of RPA preserved**





Plan Amendment Nominations **FOR COMPARISON**





Worldgate facts

(for comparison)

- **79.76 acres**
- **Residential – 828 apartments**
- **Office - 1.3 million sf**
- **Hotel with retail – 230,636 sf**
- **Retail Center – 231,328 sf**
- **The Monument IV building is an example of the density: FAR = 1.35**

